

**Lodge Residential Condominium Association**  
**Board of Directors Special Open Meeting**  
**Thursday, May 2<sup>nd</sup> 2024 – 3:00 pm**  
**Real Estate Conference Room and Remote via Teams**  
**MINUTES**

**Call to Order**

The meeting was called to order at 3:05 pm by President Gary Kittleson.

A quorum was present with the following directors in attendance: Gary Kittleson – President, Jerry Heinz-Vice President, Brian Jacobson-Secretary, and Donna McCaslin-Treasurer, Jason Fay 2<sup>nd</sup> Vice President

**Other attendees:** Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations. Annalisa Johnson – Chief Financial Officer, Vanessa Reust – Senior Accounting Manager, Mark Thorne – Managing Director

**Owner attendees:** Lindsey Fay, Christine Kipp, Jamie Fate, Amy Baisch

**Approval of Minutes** – N/A

**Treasurer's Report** –

1. Annalisa Johnson presented the Q1 2024 Treasurers Report.
2. Vanessa Reust Presented the Q1 2024 A/R Report.

**Management Report** – Edward Simpkins presented the Management Report.

1. The Board was updated on the Hallway Painting Project.

**Unfinished Business** –

1. The Board directed Jason Fay and Annalisa Johnson to discuss interest rate opportunity.
2. The Board would like to further discuss scheduling a Mid-Year Special Meeting for Owners.
3. The Board would like to further discuss Maintenance Report expectations and meet with Luis.
4. The Board will review the March Maintenance Report and Payment at the next meeting.
5. The Board will re-visit quotes for Re-Mounting the Hallway Artwork.
6. The TV Contract discussion will be added to the next meeting Agenda.

**New Business** –

1. The Board approved the 2021 and 2022 Audits as prepared by Newman CPA's.
2. The Board discussed the future vision of The Lodge Hallways with Mark Thorne.
  - a. The Board agreed to arrange a meeting with Hospitality before the Reserve Study.

**Owner Forum** – N/A

**Adjournment** – 4:48 pm

**Executive Session** – N/A

**Submitted:**

*Brian Jacobson*  
Brian Jacobson (Jun 26, 2024 11:52 PDT)

06/26/2024

**Secretary – Brian Jacobson**

**Date**






# LRCA Special Board Meeting 5.2.24

Final Audit Report

2024-06-26

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